

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101

**SUBJECT:** Site Plan, SP 4-1-02 Lee Moldoff/Mainguy Industries  
1855 Flamingo Road/Generally located on the west side of Flamingo Road  
between SW 14 Street and SW 26 Street

**AFFECTED DISTRICT:** District 3

### **TITLE OF AGENDA ITEM:**

SP 4-1-02 New Building for Mainguy Landscape, 1855 Flamingo Road (A-1)

**REPORT IN BRIEF:** The applicant requests site plan approval for the 4.62 acre site generally located on the west side of Flamingo Road between SW 14 Street and SW 26 Street. The proposal is for a 7,000 square foot structure, parking, and landscaping.

The structure is consists of 2,000 square feet of office, 5,000 square feet of warehouse, and will be constructed of prefabricated corrugated metal. The front elevation has an entry feature with columns and standing seam metal roof. The height to the eaves of the office component of building is 13'-10" and 20' for the warehouse. The color scheme reflects a beige building with a green roof on the front entry feature.

Access to the site is via a 24' opening at the southern boundary of the site off Flamingo Road. The site plan shows 79.1% open space for the overall site. Trees include Live Oak on the east side of the existing guard rail along Flamingo Road, and a row on the landscape buffer west of the canal, and along approximately 300' of the northern and southern boundaries.

The site plan shows a temporary construction trailer near the southern boundary behind the new fenced in yard, as well as the owner's temporary equipment compound and trailer near the northeast boundary. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the June 11, 2002, meeting of the Site Plan Committee, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendation regarding lighting; and that the dumpster be relocated within the southwest corner of the paved area of the site; and a footnote for Council's attention - the Committee feels that it is a commercial building located on agricultural zoned land (Motion carried 4-0, Chair Evans was absent).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve subject to:

1. Revise site photometric lighting plan so that spillover is reduced to 0.5 footcandles maximum at the

property lines, prior to final site plan approval.

**Attachment(s):** Site plan, Future Land Use Map, Zoning and Aerial Map

Application #: SP 4-1-02  
Exhibit "A"

Revisions:  
Original Report Date: 6/24/2002

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Mainguy Industries, Inc.  
**Address:** 5150 NW 109 Avenue  
**City:** Sunrise, FL 33351  
**Phone:** (954)741-3000

**Agent:**

**Name:** Lee Moldoff, AIA  
**Address:** 7436 Wiles Road  
**City:** Coral Springs, FL 33067  
**Phone:** (954)344-0550

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval.

**Address/Location:** 1855 Flamingo Road/Generally located on the west side of Flamingo Road between SW 14 Street and SW 26 Street.

**Future Land Use Plan Designation:** Residential (1 DU/AC)

**Zoning:** A-1, Agricultural District

**Existing Use:** Vacant

**Proposed Use:** Landscape nursery

**Parcel Size:** 4.62 acres (201,299 square feet)

**Surrounding Land**

**Use Plan Designation:**

**Surrounding Uses:**  
**North:** Calvary Chapel (under construction)  
**South:** Agricultural  
**East:** Vacant  
**West:** Agricultural

Residential (1 DU/AC)  
Residential (1 DU/AC)  
Residential (1 DU/AC)  
Residential (1 DU/AC)

**Surrounding Zoning:**

**North:** CF, Community Facilities District  
**South:** A-1, Agricultural District  
**East:** AG, Agricultural District  
**West:** A-1, Agricultural District

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## **ZONING HISTORY**

**Related Zoning History:** None

**Previous Request on same property:** None

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## **APPLICATION DETAILS**

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 4.62 acre site generally located on the west side of Flamingo Road between SW 14 Street and SW 26 Street. The proposal is for a 7,000 square foot structure, parking, and landscaping.
2. *Building:* The structure is consists of 2,000 square feet of office, 5,000 square feet of warehouse, and will be constructed of prefabricated corrugated metal. The front elevation has an entry feature with columns and standing seam metal roof. The height to the eaves of the office component of building is 13'-10" and 20' for the warehouse. The color scheme will be presented by the applicant at the Site Plan Committee meeting.
3. *Access and Parking:* Access to the site is via a 24' opening at the southern boundary of the site off Flamingo Road. Provided are 15 standard and one (1) handicap parking spaces, as well as a 5' sidewalk from Flamingo Road that connects to the main entry to comply with Americans with Disabilities Act requirements.
4. *Landscaping:* The site plan shows 79.1% open space for the overall site. Trees include Live Oak on the east side of the existing guard rail along Flamingo Road, and a row on the landscape buffer west of the canal, and along approximately 300' of the northern and southern boundaries. Other trees provided include Royal Poinciana, Pink Trumpet, Montgomery Palm, and Mahogany. Accents, shrubs, and ground cover includes, Silver Buttonwood, Wax Privet, Glaucous Cassia, Areca Palm, Crinum Lily, Florida Gamma Grass, Xanadu, Rose Moss, Cocoplum, Plumbago, and Sweet Viburnum.
5. *Temporary Uses:* The site plan shows a temporary construction trailer near the southern boundary behind the new fenced in yard, as well as the owner's temporary equipment compound and trailer near the northeast boundary. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

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## **Significant Development Review Agency Comments**

All agency comments have been satisfied. Broward County does not require platting of the subject site. The structure is not a principal building and is an accessory use to the property, which is devoted solely to an agriculture use.

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## **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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## **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 2. Planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:** None.

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## **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

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## **Staff Recommendation**

**Recommendation:** Staff recommends **approval**, of the proposed site plan subject to:

1. Revise site photometric lighting plan so that spillover is reduced to 0.5 footcandles maximum at the property lines, prior to final site plan approval.

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## **Site Plan Committee Recommendation**

At the June 11, 2002, meeting of the Site Plan Committee, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendation regarding lighting; and that the dumpster be relocated within the southwest corner of the paved area of the site; and a footnote for Council's attention - the Committee feels that it is a commercial building located on agricultural zoned land (Motion carried 4-0, Chair Evans was absent).

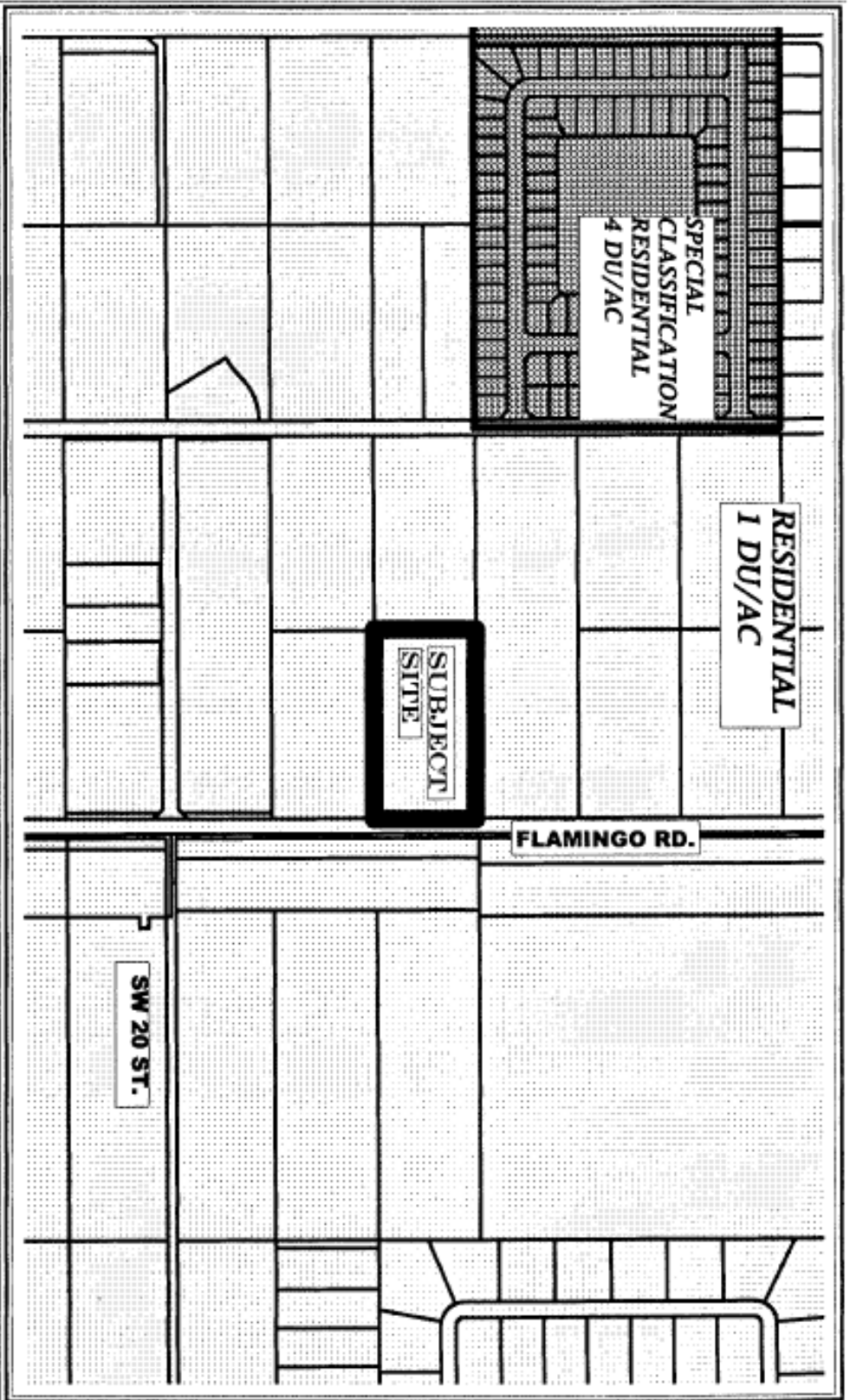
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## **Exhibits**

1. Site plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**PETITION NUMBER: SP 4-1-02**

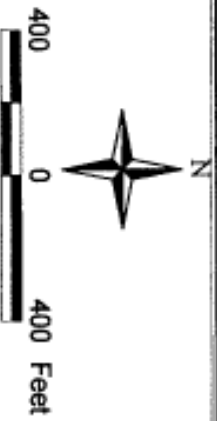
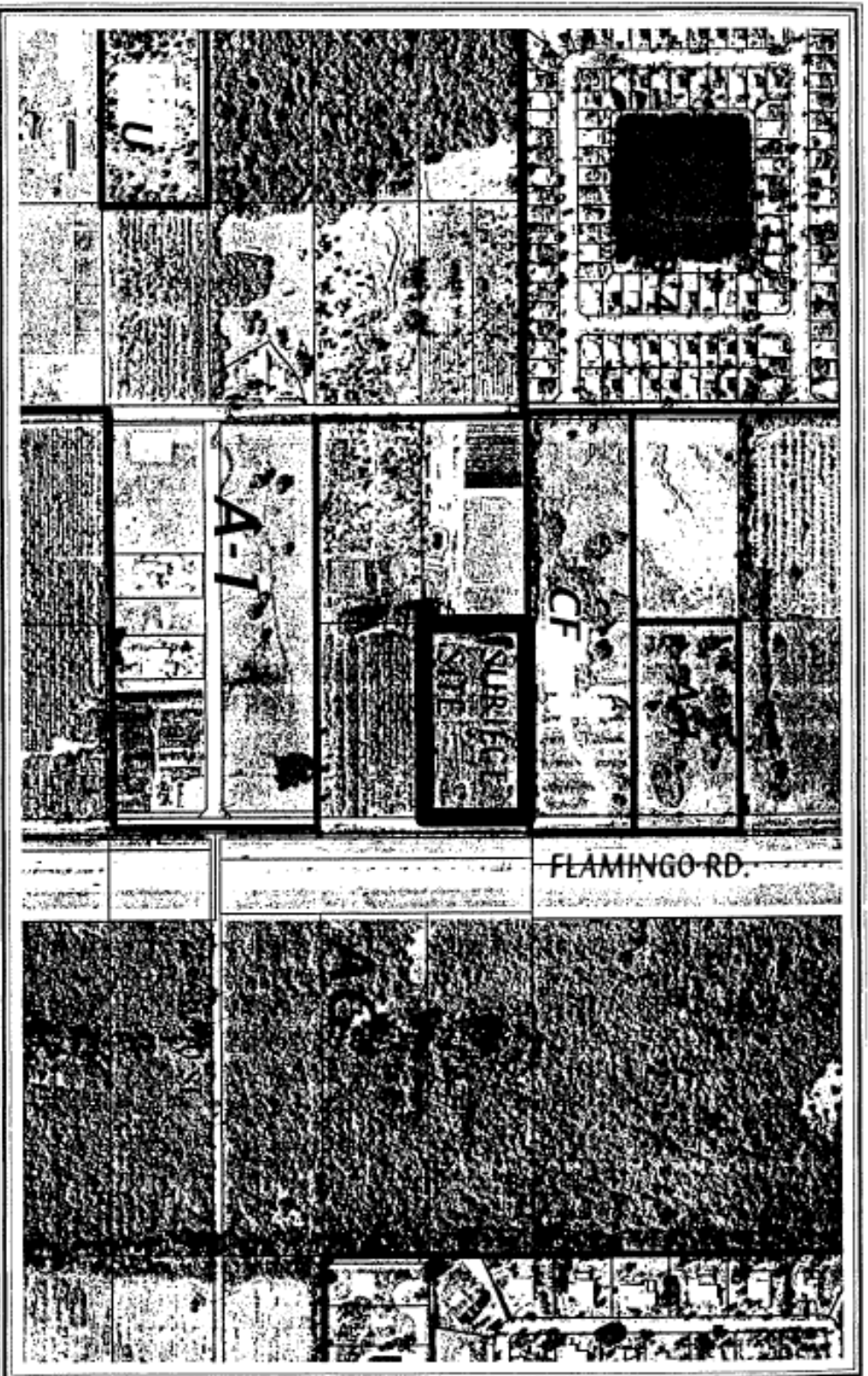
**FUTURE LAND USE MAP**

**Date: Flown: January, 2001**

**Scale: 1"= 400'**

**Planning & Zoning Division - GIS**

**Prepared 5/9/02**



**PETITION NUMBER: SP 4-1-02**

Zoning and Aerial Map

Date: Flown: January, 2001

Scale: 1"= 400'

Planning & Zoning Division - GIS

Prepared 5/9/02